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THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch # 1403459 DEEDWARR 04/08/2026 02:16:36 PM 3 pgs Fees: $18.00 Taxes: $1,998.00 20260408-0028495	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00 Affiant Subscribed and sworn to before me, this 2nd day of April, 2026. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
BETTY POSTON-WILLIAMSON

WARRANTY DEED

Address New Owner: Jennifer Strickland and Mary Rachael Ashworth 1410 Norvel Ave., Nashville, TN 37216	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 061 15 0 261.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FOUR T AND J INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MARY RACHAEL ASHWORTH, UNMARRIED AND JENNIFER LYN STRICKLAND, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of M. N. Young's Inglewood Annex, as of record in Book 547, page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Four T And J Investments LLC, a California Limited Liability Company by Deed dated August 29, 2025 from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, recorded September 4, 2025, in Instrument Number 202509040070730, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **1410 Norvel Ave, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of April, 2026.

FOUR T AND J INVESTMENTS, LLC

Tara Stanworth, Authorized Representative

STATE OF _____)
)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tara Stanworth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **FOUR T AND J INVESTMENTS, LLC** the within named bargainer, a California limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this _____ day of _____, 2026.

see attached Notarial Certificate.
Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Lassen }

On 4/1/2026 (Date) before me, Holly L. Cook-Stading Notary Public (Here Insert Name and Title of the Officer),

personally appeared Tara Stanworth-Gard (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

HOLLY L. COOK-STADING
COMM. #2529714
Notary Public - California
Lassen County
My Comm. Expires Sep. 7, 2029

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Holly L. Cook-Stading
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 4/1/2026 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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